



PUBLIC NOTICE

**AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC HEARING**

PROJECT INFORMATION		PUBLIC HEARING INFORMATION	
Project Title:	San Francisco Housing Element 2022 Update	Hearing Date:	June 9, 2022
Project Address:	Multiple	Time:	1 p.m. or later
Case No.:	2019-016230ENV	Location:	Remote or in-person hearing (see below and visit https://sfplanning.org/planning-commission for details)
Block/Lot No.:	Multiple	Case Type:	Environmental (Draft EIR)
Zoning District(s):	Multiple Use Districts Multiple Height and Bulk Districts	Hearing Body:	Planning Commission
Neighborhood:	Multiple		
Project Sponsor:	San Francisco Planning Commission, Maia Small, 628.652.7373		
EIR Coordinator:	Elizabeth White – 628.652.7557 CPC.HousingElementUpdateEIR@sfgov.org		

The San Francisco Planning Department (San Francisco Planning) has studied this proposed project’s potential physical environmental effects and welcomes your comments on the adequacy of the draft environmental impact report (EIR). Refer to the Proposed Project and Purpose of Notice sections below for more information.

Proposed Project

A Draft EIR has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects.

The San Francisco Planning Commission (project sponsor) proposes to update the 2014 housing element (existing 2014 housing element) of the San Francisco General Plan (general plan). The EIR evaluates the reasonably foreseeable environmental effects associated with adoption and implementation of the San Francisco Housing Element 2022 Update (proposed project or housing element update). The housing element update is mandated by state law, Government Code section 65583.

The housing element update establishes goals, policies, and actions required to plan for the regional housing targets allocated to San Francisco by regional agencies for 2023–2031 and meet future housing demand in San Francisco. The housing element update includes policies designed to improve housing affordability and advance

racial and social equity in accordance with the directives from the San Francisco Planning Commission and Historic Preservation Commission in summer 2020.¹

The housing element update would not implement specific changes to existing land use controls (e.g., zoning) or approve any physical development (e.g., construction of housing or infrastructure).² As such, the proposed project would not result in any direct physical changes to the environment, but would result in reasonably foreseeable changes. Specifically, San Francisco Planning assumes that adoption of the housing element update would lead to future actions, such as planning code amendments to increase height limits along transit corridors and to modify density controls in low-density areas that are primarily located on the west and north sides of the city, designation of housing sustainability districts, and approval of development projects consistent with the goals, policies, and actions of the housing element update.

In accordance with CEQA Guidelines section 15064(d), the EIR identifies reasonably foreseeable environmental impacts that could occur as a result of future actions that would implement the proposed project. Under the proposed project, San Francisco Planning projects that approximately 50,000 more housing units would be constructed by 2050 if the housing element update is adopted as compared with the development anticipated under the existing 2014 housing element.

More information on the housing element update is available here: <https://www.sfhousingelement.org/>.

Draft EIR: The Draft EIR finds that future development consistent with the housing element update would lead to significant and unavoidable impacts, even with implementation of mitigation measures, for the following topics: cultural resources (project-level and cumulative: built-environment historic resources), transportation and circulation (project-level and cumulative: transit delay and loading), noise and vibration (project-level: construction noise, operational noise; cumulative: construction noise), air quality (project-level: criteria pollutants; project-level and cumulative: exposure of sensitive receptors to substantial levels of fine particulate matter and toxic air contaminants), wind, shadow, and utilities and service systems (wastewater facilities). Significant impacts would remain significant and unavoidable where mitigation is not feasible for the following topics: transportation and circulation (project-level and cumulative: construction) and utilities and service systems (water supply).

The Draft EIR provides a detailed project description, an analysis of the physical environmental effects of the proposed project, and identifies feasible mitigation measures and alternatives that would avoid or lessen the severity of impacts. The Draft EIR is available for public review and comment on the San Francisco Planning's website at sfplanning.org/sfceqadocs and at the San Francisco Permit Center, 49 South Van Ness Avenue, 2nd Floor, San Francisco, CA 94103. Paper copies and electronic copies (on a flash drive) of the Draft EIR are available upon request to the project planner. Referenced materials are available through the following San Francisco Planning's websites: sfplanning.org/sfceqadocs and sfplanning.org/resource/permits-my-neighborhood.

Projects on State Hazardous Materials Lists

As required by CEQA Guidelines section 15087(c)(6), the following information is provided because future development consistent with the housing element update could occur on site(s) identified on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5 or at otherwise contaminated

¹ San Francisco Planning Commission Resolution No. 20738, https://sfplanning.org/sites/default/files/documents/admin/R-20738_Centering_Planning_on_Racial_and_Social_Equity.pdf, June 11, 2020 and Historic Preservation Commission Resolution No. 1127, https://sfplanning.org/sites/default/files/documents/admin/R-1127_HPC_Equity_Resolution.pdf, July 15, 2020.

² Any changes to existing land use controls would require related legislative processes including review and public hearings before the San Francisco Planning Commission and/or the San Francisco Board of Supervisors. Approval of housing development or infrastructure would require development applications and approval. The EIR analyzes the secondary physical environmental impacts that could occur as a result of the housing element update.

sites. The detailed list of properties and their regulatory identification numbers are available at sfplanning.org/sfceqadocs, or by contacting CPC.HousingElementUpdateEIR@sfgov.org.

Purpose of Notice

You are not required to take any action. If you wish to comment on the adequacy of the Draft EIR, you may do so in either or both of the following ways:

WRITTEN COMMENTS	COMMENTS AT THE PUBLIC HEARING
<p><i>Planner:</i> Elizabeth White, EIR Coordinator <i>Via Mail:</i> 49 South Van Ness Ave, Suite 1400 San Francisco, CA 94103 <i>Via Email:</i> CPC.HousingElementUpdateEIR@sfgov.org</p>	<p><i>Live Stream:</i> https://sfgovtv.org/planning, or live on Cable Channel 78</p>
<p>From April 20, 2022, to 5 p.m. on June 20, 2022</p>	<p>June 9, 2022, at 1 p.m. or later Due to the COVID-19 emergency, this hearing may occur in person at San Francisco City Hall or remotely using videoconferencing technology.</p>
	<p>Language Assistance: To request an interpreter during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing</p>

The purpose of the public hearing is for the San Francisco Planning Commission and San Francisco Planning staff to receive comments on the adequacy and accuracy of the Draft EIR. The commission will not respond to any of the comments or take action on the proposed project at this hearing. Certification of the Final EIR will be considered at a later hearing. Additional information may be found on San Francisco Planning’s website or by contacting the EIR coordinator listed above.

General Information about Procedures

Members of the public are not required to provide personal identifying information when they communicate with the San Francisco Planning Commission or staff. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the San Francisco Planning’s website or in other public documents.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

At the close of the public review period, San Francisco Planning will prepare a responses to comments document to respond to all comments on the Draft EIR presented at the public hearing and received in writing during the public review period. This responses to comments document and all other associated documents will be made available at sfplanning.org/sfceqadocs.

This notice is being issued during the suspension of certain CEQA posting requirements pursuant to San Francisco Administrative Code Chapter 31 requirements. This notice complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020.

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